

Longmont Professional Campus

1551 Professional Lane | Longmont, CO



For Lease / SubLease

- Suite Size: ±1,980 SF
- Available: Now
- Term Remaining: 3 years +
- Ample onsite Parking
- Convenient access to Hwy 287 and Hwy 119
- Immediate occupancy available
- Flexible Occupancy timing
- Updated finishes
- ADA Compliant
- Quiet, Professional Setting
- Move in Ready with Existing Improvements

Rachel Austefjord

Broker/Partner

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Jim York

Managing Partner

303-717-8038

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Sublease Opportunity with Potential for Direct Lease

Opportunity to sublease an existing office suite at a competitive rate, with the ability to negotiate a direct lease with the landlord. This space is well-suited for professional or service-oriented users looking for a turnkey solution without the higher costs associated with new leases in today's market. The structure allows for flexibility in term while positioning a tenant for long-term stability. – **Below market Sublease opportunity!**

Efficient, move-in ready layout with a functional mix of private offices and open workspace



Suite Features

- Private offices and open workspace
- Dedicated reception and waiting area
- Conference/Meeting space
- Break area and support space
- Efficient layout for a variety of users
- Move-in ready with existing improvements

Ideal For

- Professional office users
- Medical or wellness users
- Service-based businesses
- Therapy and Consulting practices

Location Highlights

- Established professional office environment
- Strong surrounding business community
- Convenient access to Hwy 287 and 119
- Nearby retail, restaurants and services
- Recognized Longmont business location

Lease Summary

- Rent: \$21.50 PSF (\$3,547.50/mo)
- NNN: \$14.22 PSF (\$2,345.95/mo)

Total Monthly: \$5,893.45

Sublease Terms: Flexible

Contact Broker(s)



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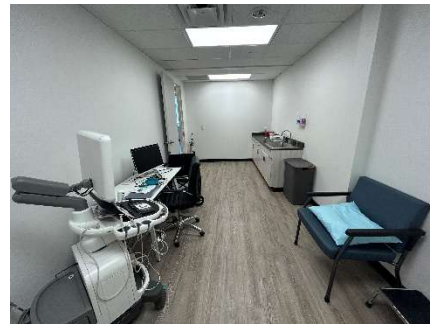
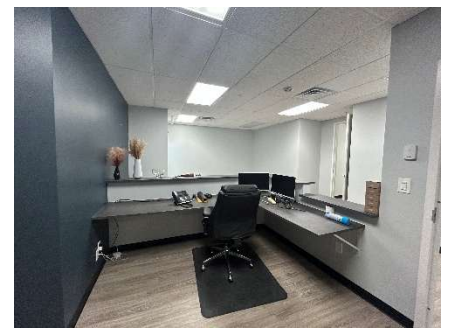
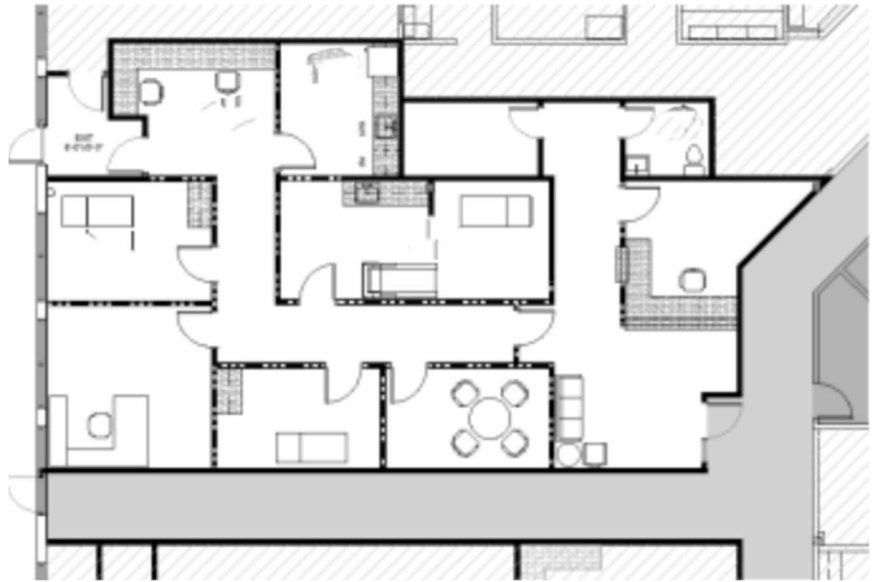
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Site Plan – Suite #150



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